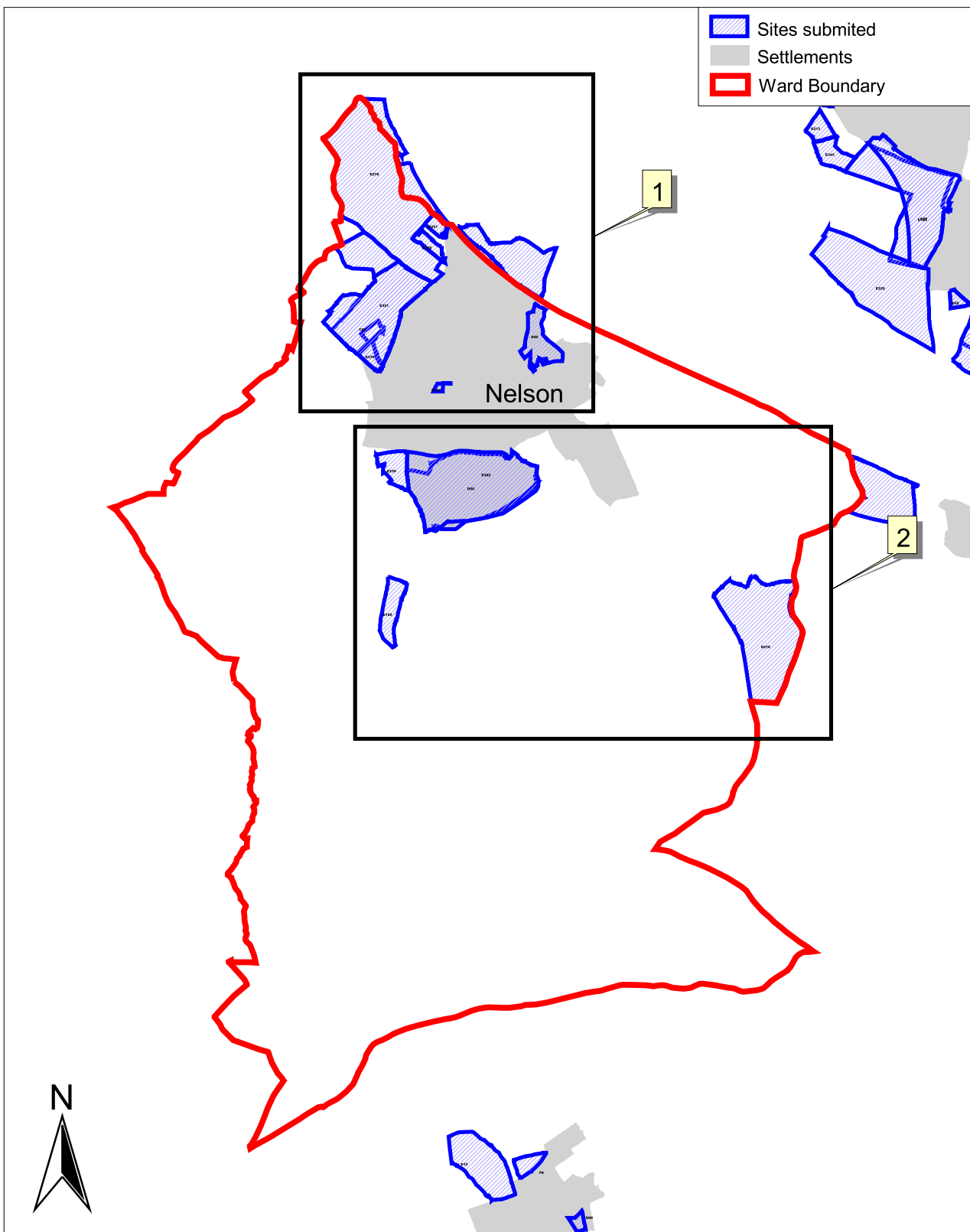


Caerphilly County Borough Local Development Plan Candidate Sites

Nelson Ward - Overview Plan



0 0.2 0.4 0.6 0.8 1 Miles

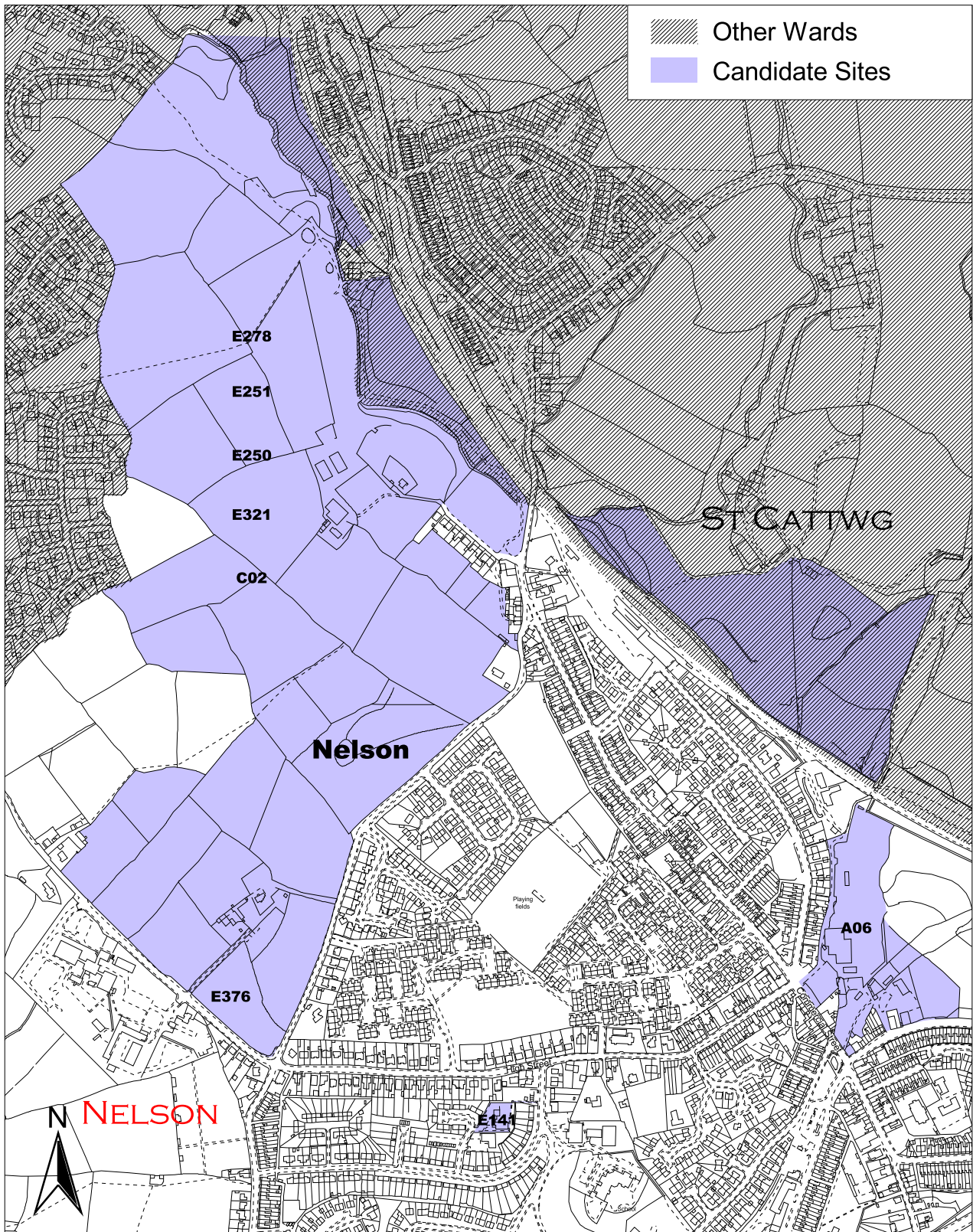
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Nelson Ward - Plan 1 of 2



0 100 200 300 Meters

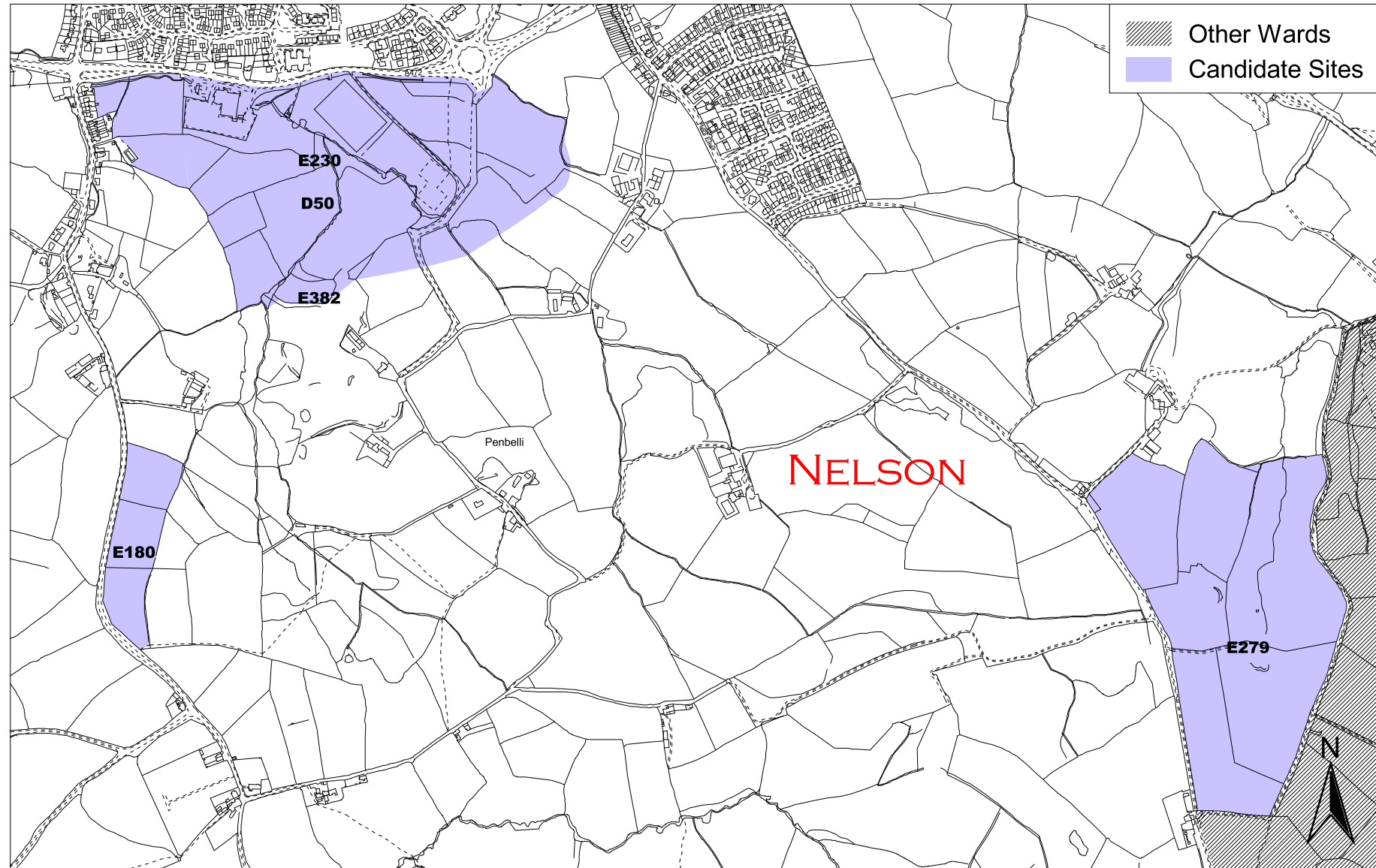
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Nelson Ward - Plan 2 of 2



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: A06 **Site Description:** Land to the east of Handball Court

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable although eastern boundary of mature trees should be retained as a buffer strip to SINC (subject to review)

Highways Conclusions

Site is suitable with the preferred access from existing access point, which requires improvement

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable subject to the results of relevant surveys

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

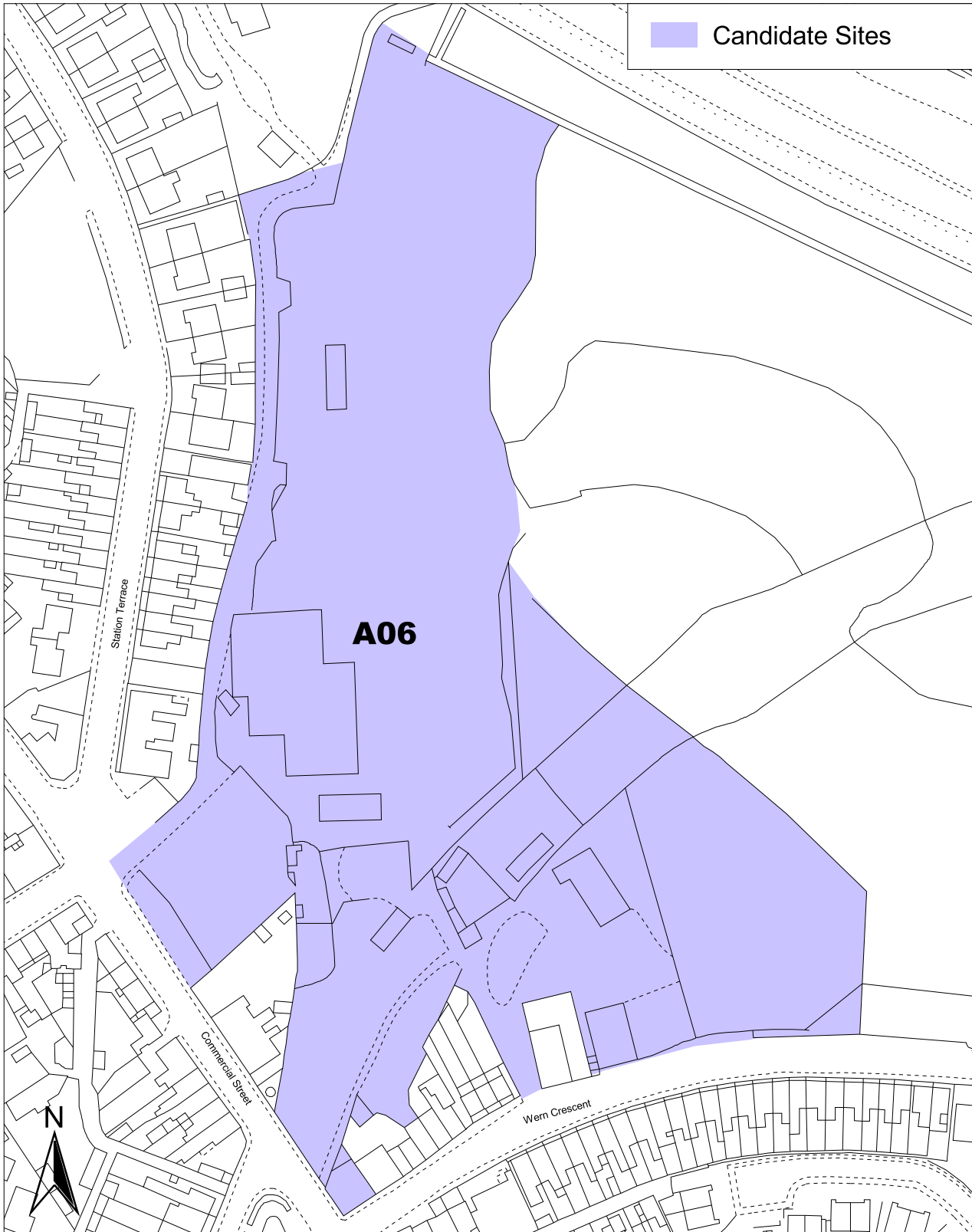
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - A06



0 20 40 60 80 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: C02 **Site Description:** Land east of Hen Berthlwyd

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not suitable - development would result in encroachment into the open countryside. TPOs on eastern boundary and other trees worthy of TPO. Records of otters and bats nearby. UK/Wales priority habitats of acid, neutral and marshy grassland and hedgerows.

Highways Conclusions

Suitable for residential development. Two access points required - one off Bwl Road and another off Pentwyn Road, but can only be developed in conjunction with E278 and E251.

Environmental Health

Additional Comments

The site boundary will need to be re-examined to be more sympathetic to the existing built form.

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there are ecological and landscape constraints, a less expansive site could warrant further consideration subject to the results of the required surveys.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, dormouse, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

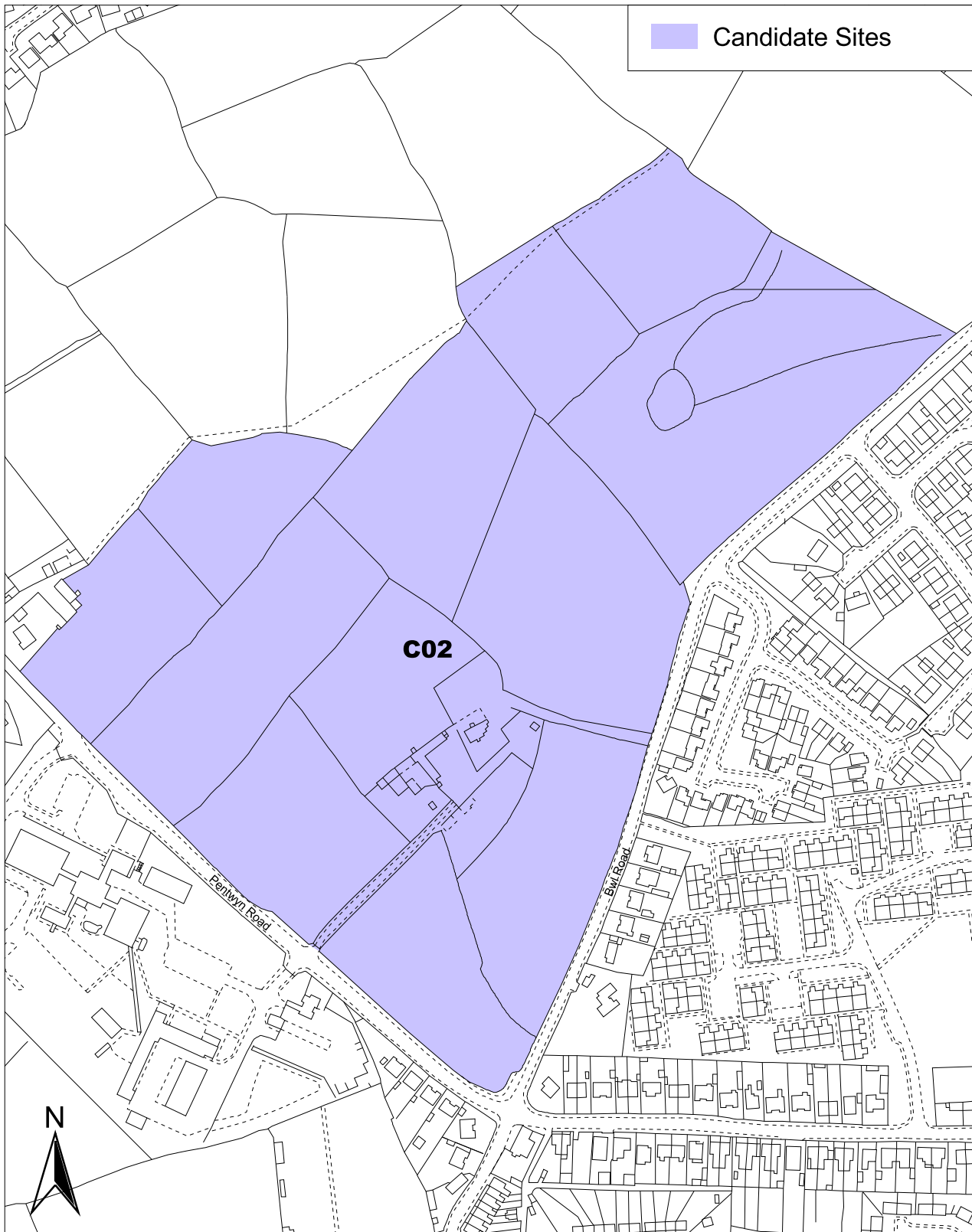
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Limit Countryside Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - C02



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D50 Site Description: Ty Du

Settlement: Nelson Ward: Nelson

Planning Preferred Use: General Industrial/Offices

Small Site Comment if small site:

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Only part of site suitable - most of site is encroachment into open countryside. A472 is defensible boundary. Possible trees worthy of TPO, important hedgerows, mixed deciduous woodland, neutral grassland, LBAP habitats.

Highways Conclusions

Site suitable. Easily accessed off roundabout.

Environmental Health

Further Information required - TAN 11 noise assessment

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Notwithstanding the ecological value of the site and encroachment concerns, the site offers a major opportunity for employment with good links to the A470/A472 and should therefore be considered further in retaining its existing allocation.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, dormouse, otter, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

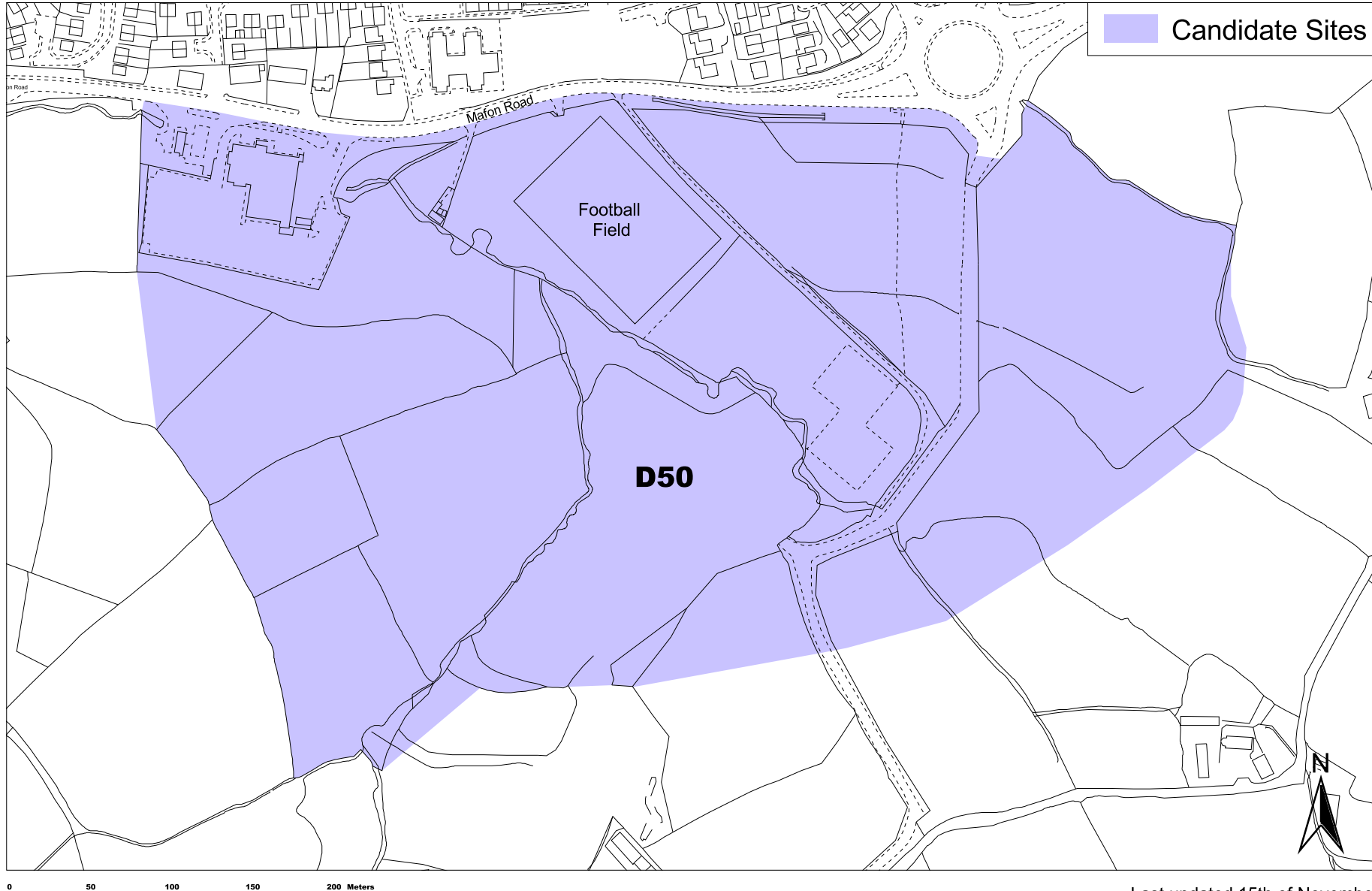
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Infrastructure Facilities Limit Countryside Settlement
Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - D50



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Last updated 15th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E141 **Site Description:** Nelson Ambulance Station

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use:

Small Site **Comment if small site:** Too small - within settlement

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

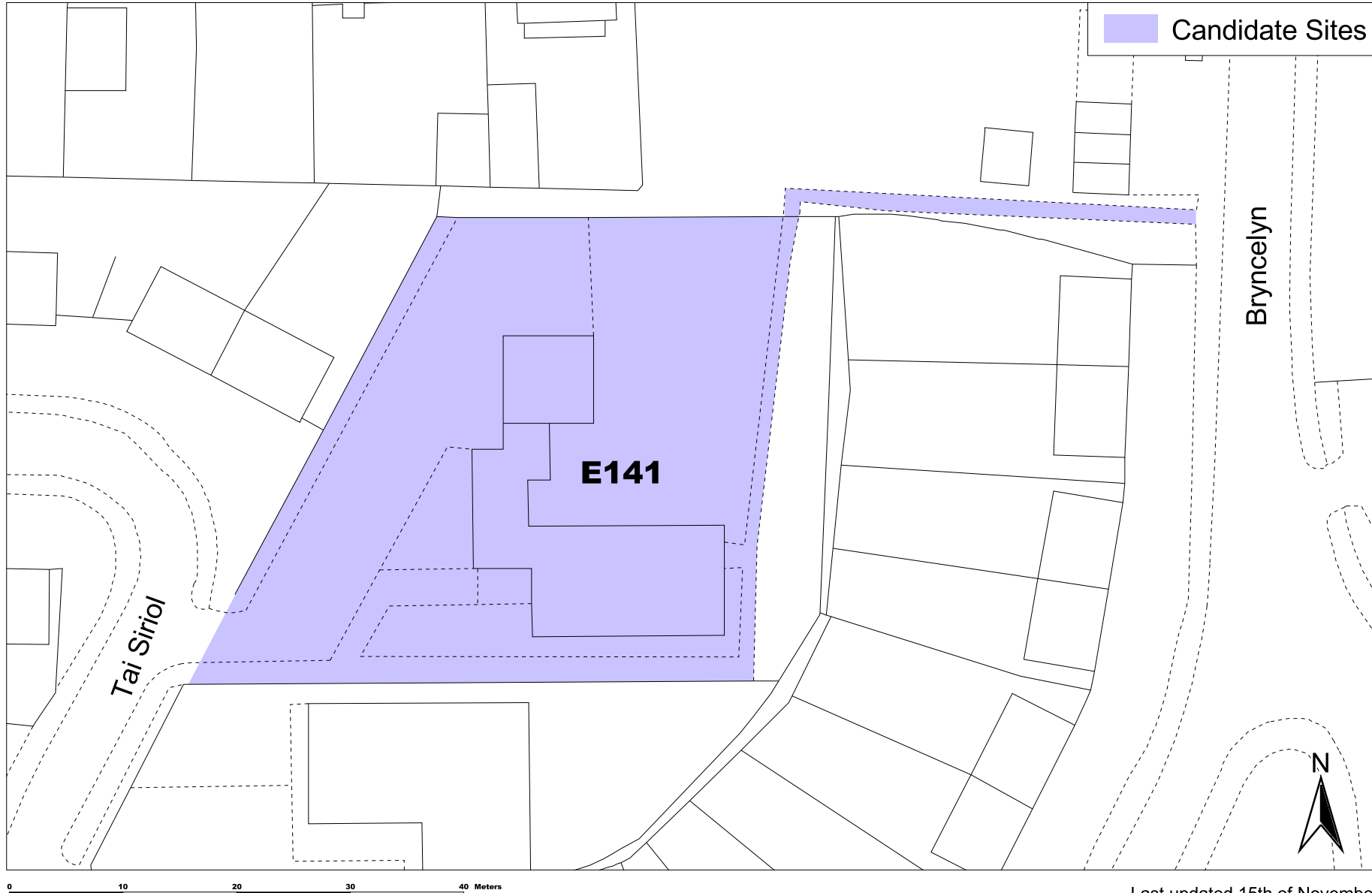
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E141



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Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, 100025372, 2006.

Last updated 15th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E180 **Site Description:** Penbeili Farm, Ty Ddu Road

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: None

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

Site not suitable as it is some distance from any built up area and out of character with rural surroundings.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

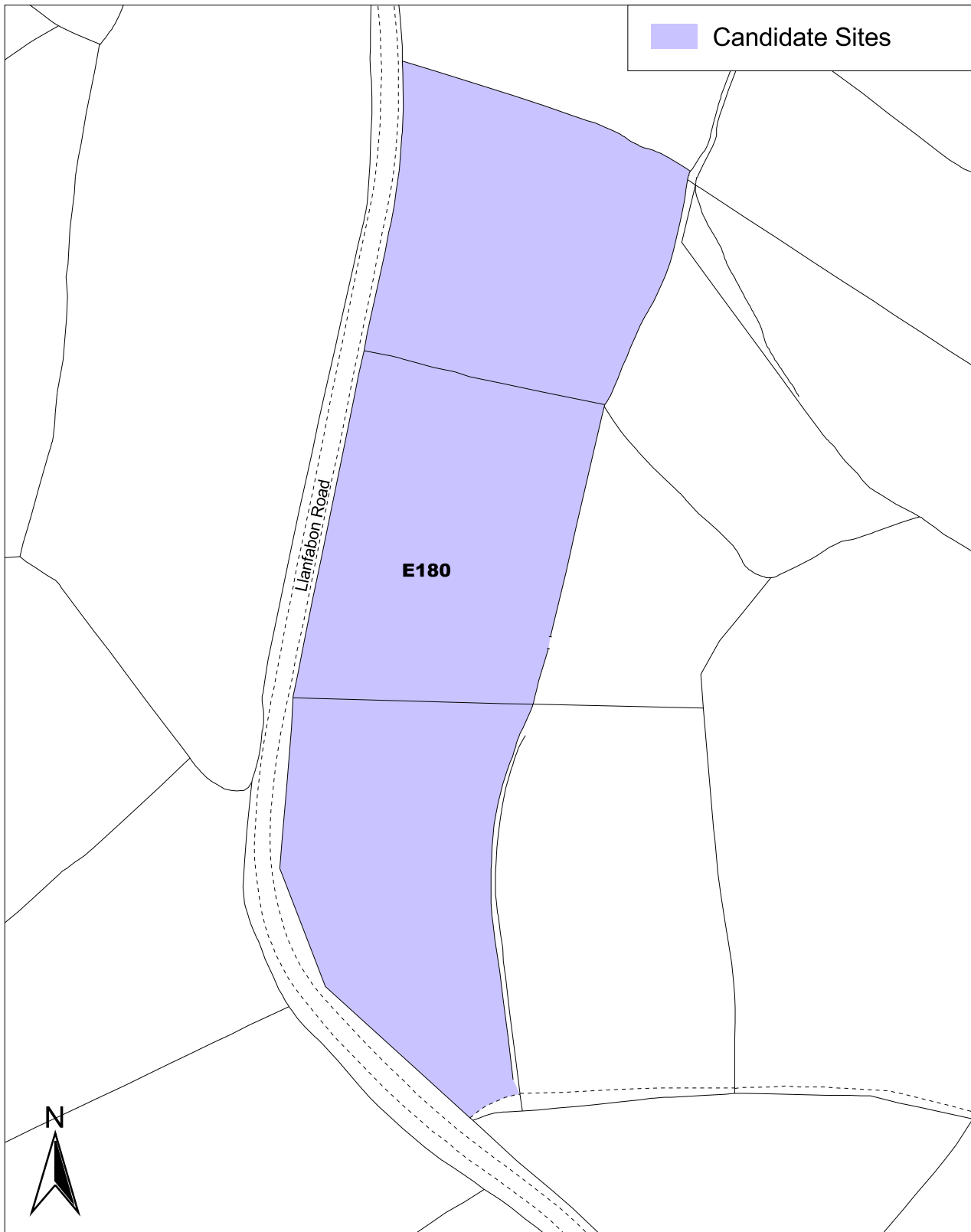
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E180



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E230 **Site Description:** Land adjoining Kwik Save

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable due to the cumulative impact of sites in the area and its role as an important buffer should Ty Du retain its allocation. Records of mixed deciduous woodland as well as hedgerow and stream habitats.

Highways Conclusions

Site is suitable. Preferred access to be obtained via the adjoining Ty Du site.

Environmental Health

BS4142 AND TAN 11 assessments required before a decision can be made on suitability of land use.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable for residential as A472 forms a clear defensible boundary and is important in ecological terms. Site also forms an important visual break between the existing ribbon development on Llanfabon Road and the Ty Du employment allocation.

Subject to the results of the following:

Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

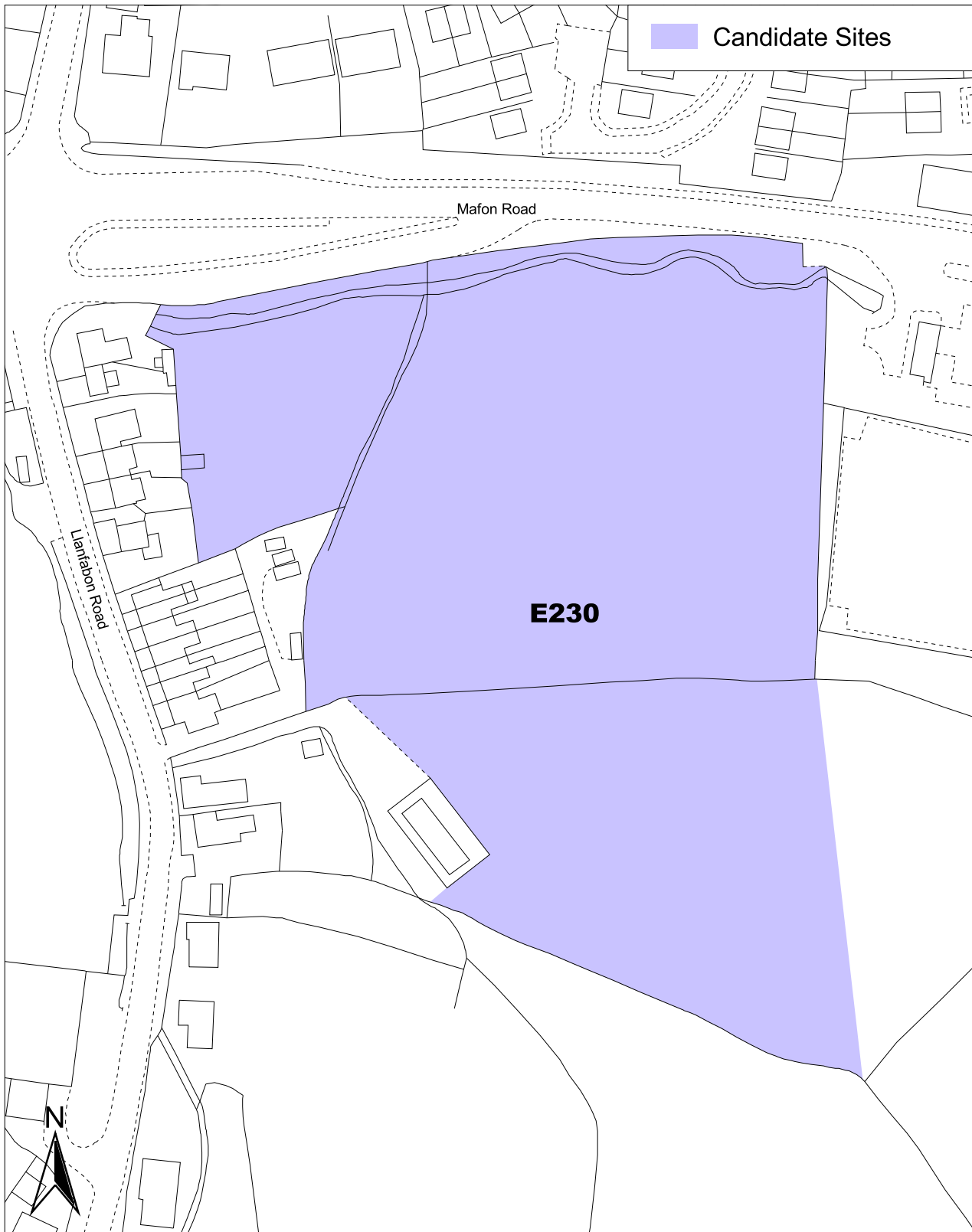
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E230



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E250 **Site Description:** Land south of Brooklands

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable as it would result in the piecemeal erosion of the countryside character of this area, which is valued as a wildlife corridor. Semi-improved neutral grassland and records of bats nearby.

Highways Conclusions

Not suitable unless access can be obtained off E278 as existing access to site is substandard width with no footways and poor visibility.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not suitable due to access constraints and encroachment into the countryside, as well as the site's ecological value.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

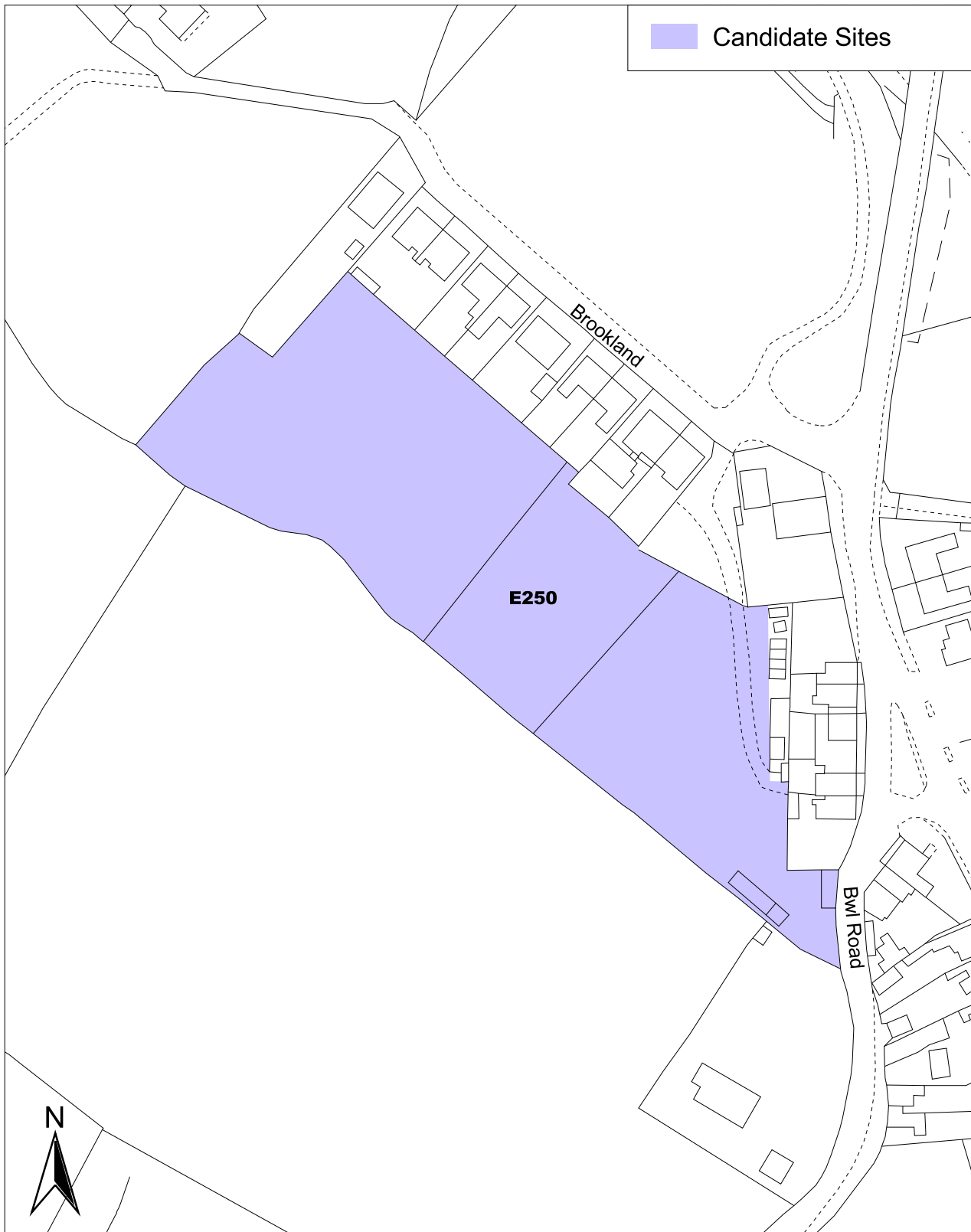
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Infrastructure Facilities Limit Countryside Settlement
Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E250



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E251 **Site Description:** Land north of Brooklands

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable due to site's ecological value. Site is SINC (subject to review) and contains TPOs on NW boundary. Records of bats nearby. Marshy grassland and neutral grassland recorded.

Highways Conclusions

Site is suitable. Good access to Shingrig Road (B4255).

Environmental Health

Further Information required - TAN 11 noise assessment

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site not acceptable due to its ecological value.

Subject to the results of the following:

Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

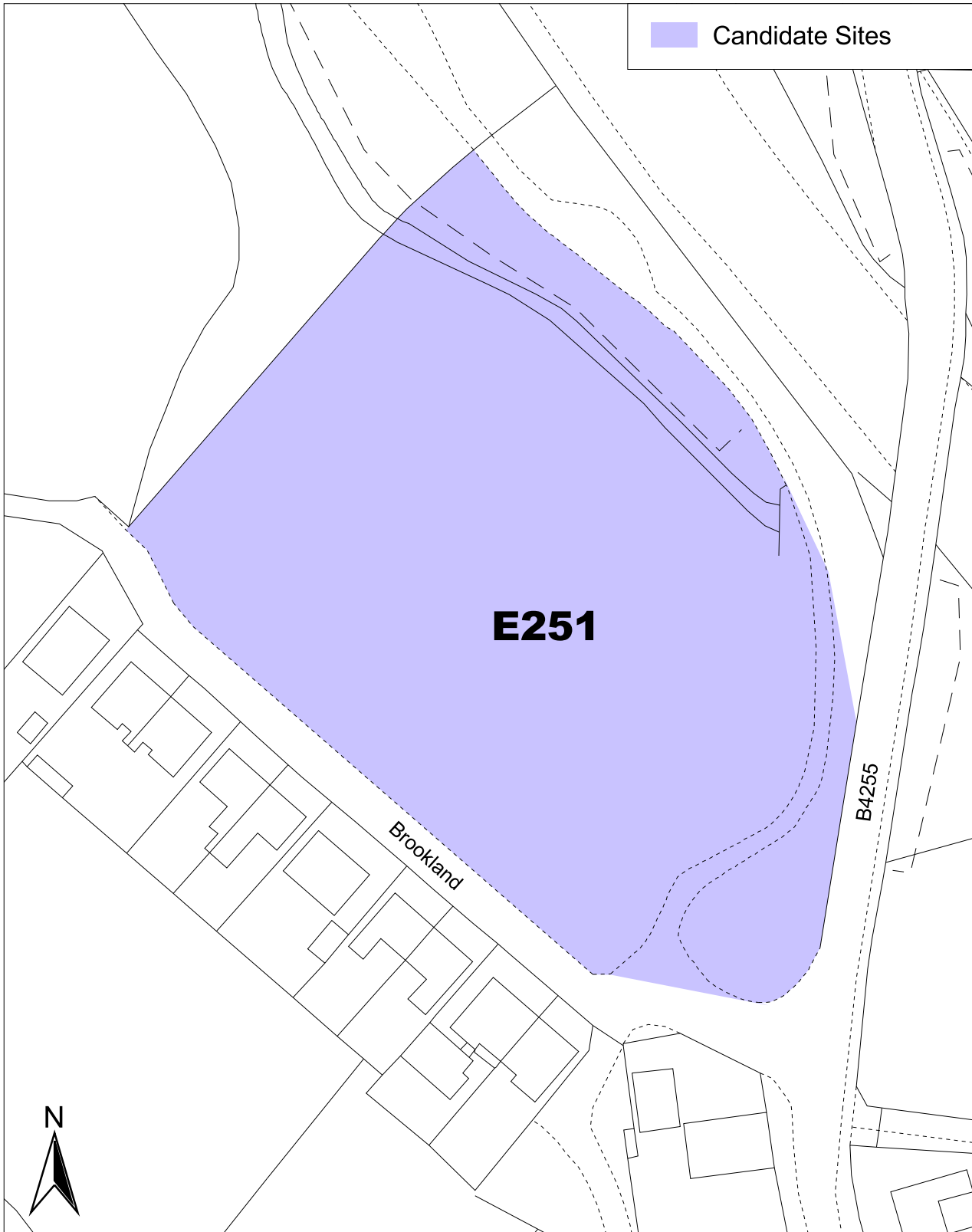
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E251



0 10 20 30 40 50 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E278 **Site Description:** Land adjacent to Park Bungalow

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential (south of site)

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site not suitable. Green Wedge containing TPO'd trees, hedgerow and wildlife corridors. Records of UK/Wales Priority Species/Habitats and LBAP Species. Adjacent to SINC (subject to review). Development would result in coalescence of Nelson and Pentwyn.

Highways Conclusions

Site is suitable, but only in conjunction with sites E251 and E321/C02.

Environmental Health

Further Information required - TAN 11 noise assessment

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not acceptable due to the ecological value of the site.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

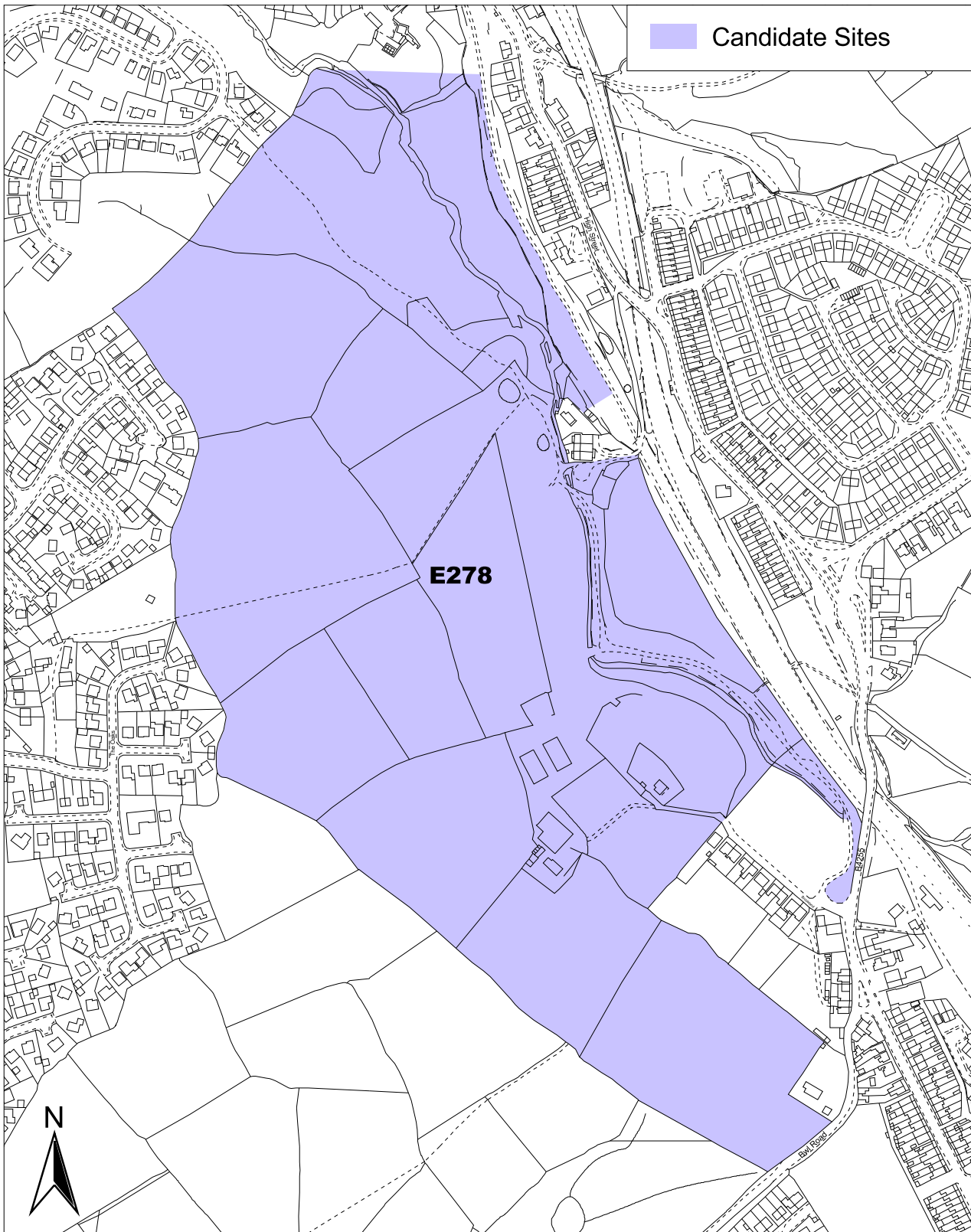
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E278



0 50 100 150 200 250 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E279 **Site Description:** (Large parcel of) land east of Penywaun Cottage, Heol Fawr

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: None

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

The site lies outside of the existing settlement and would constitute an unacceptable, isolated development in the countryside

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

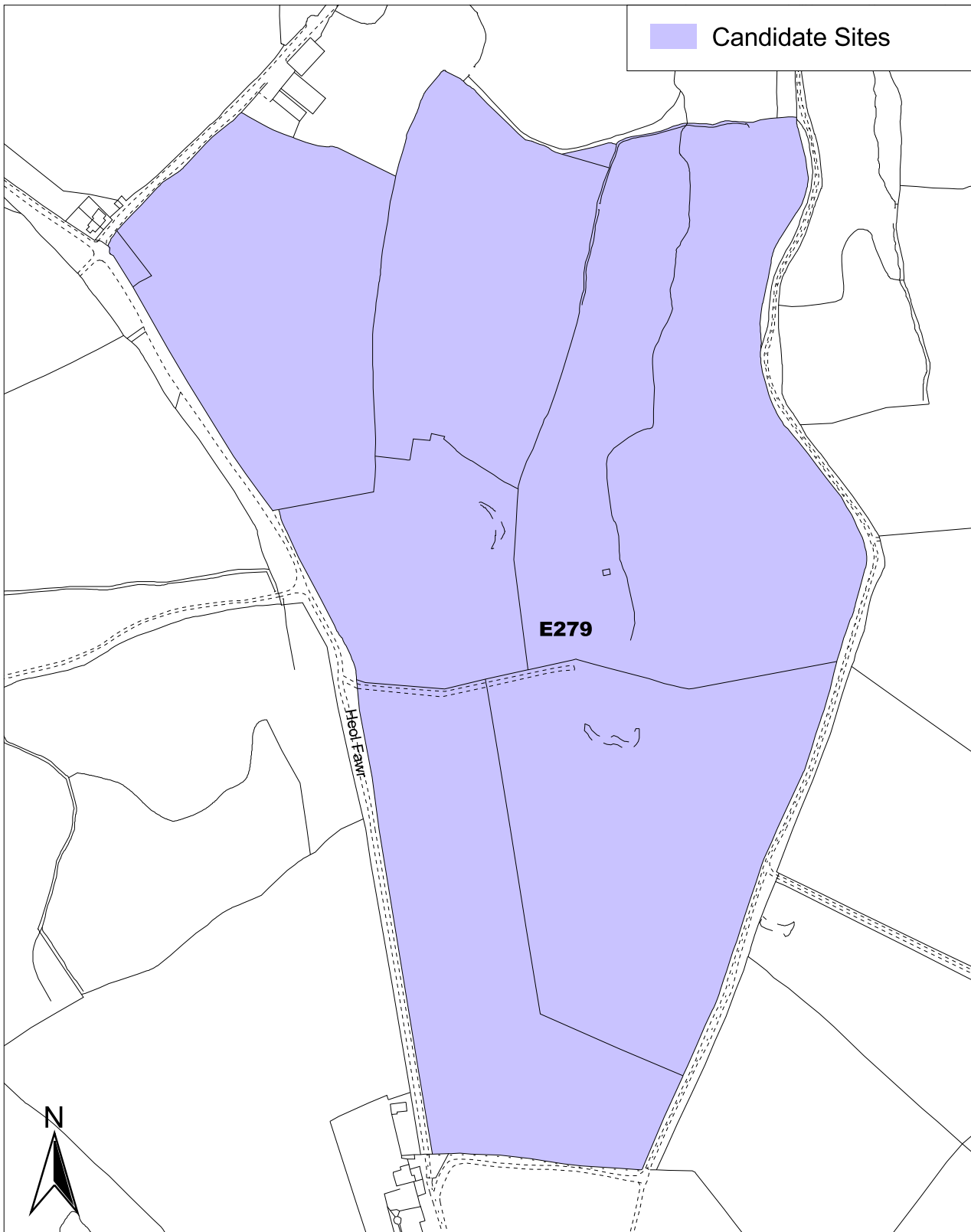
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Facilities Limit Countryside Settlement
Infrastructure Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E279



0 50 100 150 200 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E321 **Site Description:** Land at Maesmafon Farm

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not suitable - development would result in encroachment into the open countryside. TPOs on eastern boundary and other trees worthy of TPO. Records of otters and bats nearby. UK or Wales priority habitats of acid, neutral and marshy grassland and hedgerows

Highways Conclusions

Site suitable as there are two suitable access points - one off Bwl Road and one off Pentwyn Road - but can only be developed in conjunction with E278 and E251.

Environmental Health

BS4142 noise assessment required.

Additional Comments

See E321

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there are ecological and landscape constraints, a less expansive site could warrant further consideration subject to the results of the required surveys.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, dormouse, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

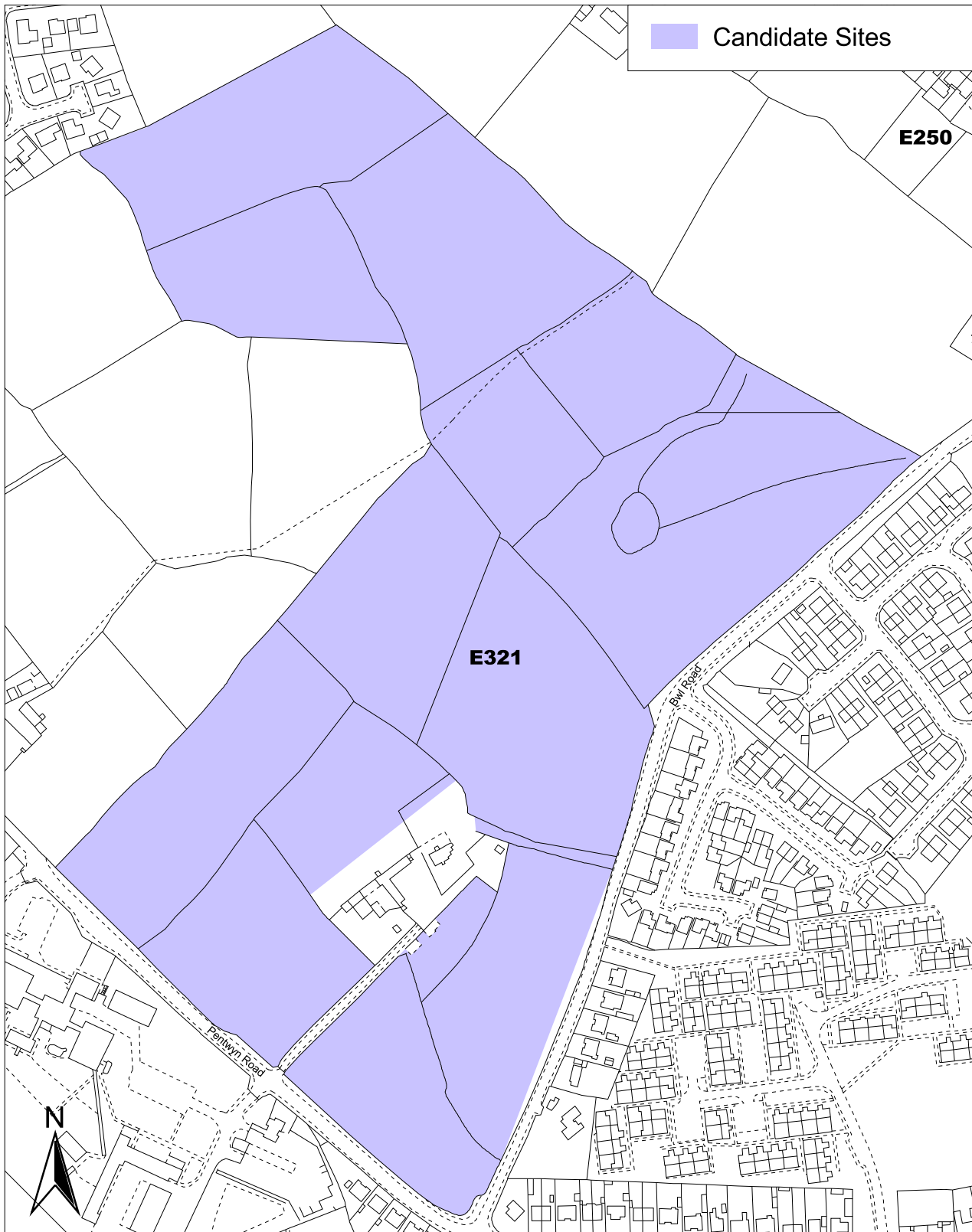
Conformity with components of preferred strategy

Opportunities North Balanced Future Exploit Brownfield Resource Efficient Settlement Function
Provide Infrastructure Provide Community Facilities Limit Countryside Impact

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E321



0 50 100 150 200 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E376 **Site Description:** Land adjoining Pentwyn Road and Bwl Road

Settlement: Nelson **Ward:** Nelson

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable due to biodiversity and landscape constraints. Bwl Road considered to be natural and defensible boundary. Existing green wedge status, potential trees worthy of TPO, potential otters and ancient and/or species rich hedgerows.

Highways Conclusions

(DRAFT) Site suitable - new access point off Pentwyn Road, rather than existing track leading to Maesmabon Farm. Hedgerow would need to be set back or removed to ensure visibility.

Environmental Health

Site suitable for intended purpose.

Additional Comments

See E321

Is the site acceptable for further consideration? Yes

Justification

As per the comments in relation to E321, it is recognised that there are ecological and landscape constraints, a less expansive site could warrant further consideration subject to the results of the required surveys and retention of identified features.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, dormouse, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

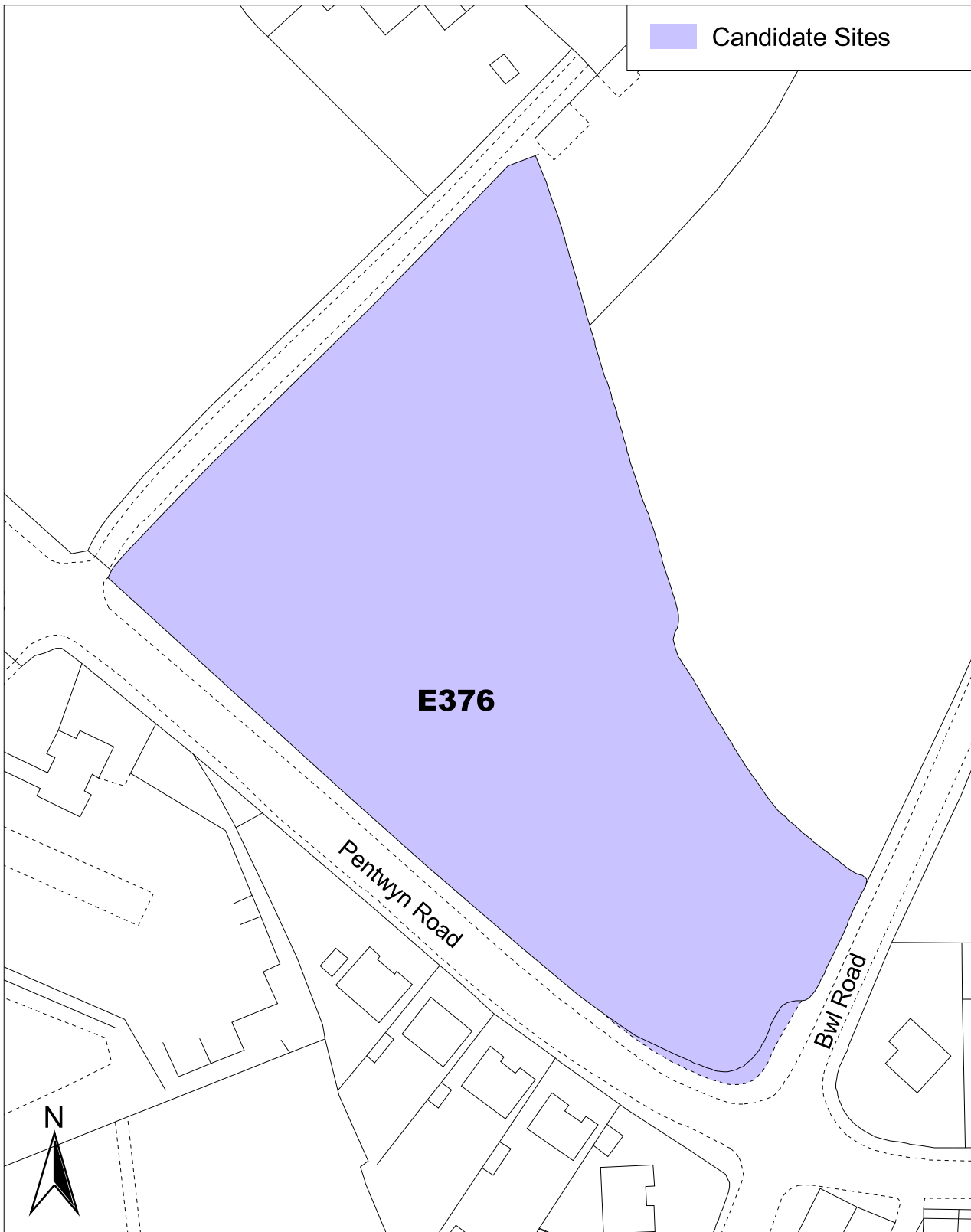
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E376



0 10 20 30 40 50 Meters

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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E382 Site Description: Ty Du

Settlement: Nelson Ward: Nelson

Planning Preferred Use: Offices

Small Site Comment if small site:

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Only part of site suitable - most of site is encroachment into open countryside. A472 is defensible boundary. Possible trees worthy of TPO, important hedgerows, mixed deciduous woodland, neutral grassland, LBAP habitats.

Highways Conclusions

Site suitable. Easily accessed off roundabout.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Notwithstanding the ecological value of the site and encroachment concerns, the site offers a major opportunity for employment with good links to the A470/A472 and should therefore be considered further in retaining its existing allocation.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, great crested newt, dormouse, otter).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

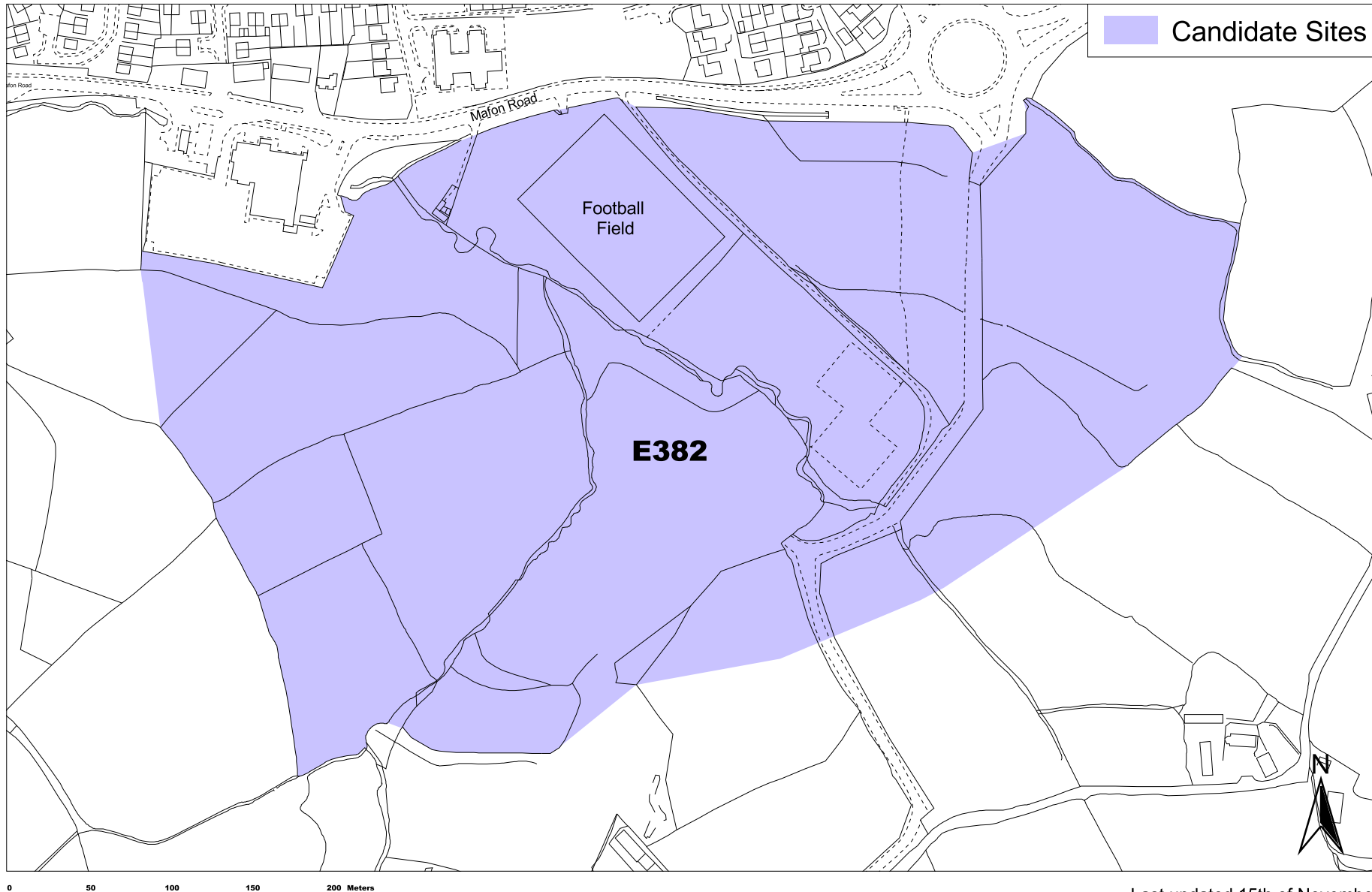
Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites



Nelson Ward - Site Reference - E382



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